066.0	0004	0007.A
Map	Block	Lot

ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	696,300 /	696,300
USE VALUE:	696,300 /	696,300
ASSESSED:	696,300 /	696,300
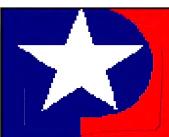
PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		CUTTER HILL RD, ARLINGTON

OWNERSHIP
Unit #:

Owner 1:	LEE SAI K & MAGDALENE C
Owner 2:	
Owner 3:	
Street 1:	43 CUTTERHILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FORD RICHARD C -
Owner 2:	-
Street 1:	43 CUTTERHILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .186 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8081.000	232,600		463,700	696,300
Total Card	0.186	232,600		463,700	696,300
Total Parcel	0.186	232,600		463,700	696,300

Source: Market Adj Cost   Total Value per SQ unit /Card: 402.95   /Parcel: 402.95

PREVIOUS ASSESSMENT

Parcel ID 066.0-0004-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,600	0	8,081.	463,700	696,300		Year end	12/23/2021
2021	101	FV	224,400	0	8,081.	463,700	688,100		Year End Roll	12/10/2020
2020	101	FV	224,400	0	8,081.	463,700	688,100	688,100	Year End Roll	12/18/2019
2019	101	FV	205,500	0	8,081.	430,600	636,100	636,100	Year End Roll	1/3/2019
2018	101	FV	205,500	0	8,081.	430,600	636,100	636,100	Year End Roll	12/20/2017
2017	101	FV	182,600	0	8,081.	377,600	560,200	560,200	Year End Roll	1/3/2017
2016	101	FV	182,400	0	8,081.	344,500	526,900	526,900	Year End	1/4/2016
2015	101	FV	181,500	0	8,081.	304,700	486,200	486,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 5677

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORD RICHARD C,	75569-503	1	9/9/2020		750,000	No	No		
FORD ANN D/TRUS	61818-279		5/17/2013	Family	380,000	No	No		
SENA CHARLES S	49930-434		8/13/2007	Family	1	No	No		
	9636-303		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2016	215	Redo Kit	26,000					
12/15/2015	1937	Redo Bas	15,500					
7/22/2014	874	Alterati	3,600					

Legal Description

User Acct	42386
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/05/16

!5677!

PRINT

Date	Time
12/30/21	02:35:36

LAST REV

Date	Time
12/02/20	11:49:42

jorourke

USER DEFINED

Prior Id # 1:	42386
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
10/5/2016	Measured	DGM	D Mann
10/5/2016	Measured	DGM	D Mann
10/5/2016	Left Notice	DGM	D Mann
7/28/2014	Info Fm Prmt	PC	PHIL C
3/23/2009	Meas/Inspect	163	PATRIOT
11/4/1999	Inspected	267	PATRIOT
10/7/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA   ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8081		Sq. Ft.	Site		0	70.	0.82	12									463,702						463,700	

Total AC/HA: 0.18551	Total SF/SM: 8081	Parcel LUC: 101	One Family	Prime NB Desc ARLINGTON	Total: 463,702	Spl Credit	Total: 463,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - ArchiveProArling   apro   2023

EXTERIOR INFORMATION

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	5 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - Drywall	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	25 %
Bsmnt Flr:	4 - Carpet	
Subfloor:		
Bsmnt Gar:	1	
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00901115
Adj $ / SQ:	136.217
Other Features:	94000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316039
Depreciation:	83434
Depreciated Total:	232605

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 6		BRs: 3			Baths: 1			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	136.22
Special Features:	0	Val/Su Net:	99.91
Final Total:	232600	Val/Su SzAd	201.91

SKETCH

30 | 4
6 WDK
9
4
42 | FFL BMT
27
26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,152	56.190	64,730
FFL	First Floor	1,152	136.220	156,921
WDK	Deck	24	16.140	387

Net Sketched Area:	2,328	Total:	
Size Ad	1152	Gross Area	2376 FinArea 1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID: 066.0-0004-0007.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	